042.0	0007	0001.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 572,300 / 572,300
					USE VALUE: 572,300 / 572,300
					ASSESSED: 572,300 / 572,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINNITI ANTHONY
Owner 2:	
Owner 3:	
Street 1:	84 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADAMS SEAFOOD INC -
Owner 2:	-
Street 1:	84 WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .064 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1910, having primarily Aluminum Exterior and 3092 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	1400.000	165,800		120,350	286,150
101	1400.000	165,800		120,350	286,150
Total Card	0.064	331,600		240,700	572,300
Total Parcel	0.064	331,600		240,700	572,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 185.09 | /Parcel: 185.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29668

GIS Ref

GIS Ref

Insp Date 11/18/18

!3598!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	331,600	0	2,800.	240,700	572,300		Year end	12/23/2021
2021	013	FV	331,600	0	2,800.	236,800	568,400		Year End Roll	12/10/2020
2020	031	FV	331,600	0	2,800.	233,000	564,600	564,600	Year End Roll	12/18/2019
2019	031	FV	269,800	0	2,800.	217,400	487,200	487,200	Year End Roll	1/3/2019
2018	031	FV	269,800	0	2,800.	194,100	463,900	463,900	Year End Roll	12/20/2017
2017	031	FV	269,800	0	2,800.	170,800	440,600	440,600	Year End Roll	1/3/2017
2016	031	FV	269,800	0	2,800.	128,100	397,900	397,900	Year End	1/4/2016
2015	031	FV	265,200	0	2,800.	116,500	381,700	381,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:19:47

LAST REV

Date	Time
04/09/19	14:26:57
apro	

PAT ACCT. 3598

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS SEAFOOD I	1240-139		8/1/2001	Inc Per Prop	510,000	No	No		SEE PARCEL 1.B KEY 29677
	944-174		4/1/1981		90,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2001	40	Sign	600	C				
8/6/2001	648	Alterati	1,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Measured	201	PATRIOT
10/24/2001	MLS	MM	Mary M
4/12/2000	Meas/Inspect	197	PATRIOT
12/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2800	6,303	Sq. Ft.	Site		0	31.	2.77	CA									240,722	101	50				240,700	

Total AC/HA: 0.06428 | Total SF/SM: 2800 | Parcel LUC: 013 Res. / Comm. | Prime NB Desc COMM AVG | Total: 240,722 | Spl Credit | Total: 240,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:	101	Alt %:	50
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.98958600
Const Adj.:	0.98505002
Adj $ / SQ:	116.975
Other Features:	73532
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480511
Depreciation:	148958
Depreciated Total:	331552

COMMENTS

ADVANCED MOBILE ELECTRONICS (CLOSED).
FACTOR W/LOT 1B.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

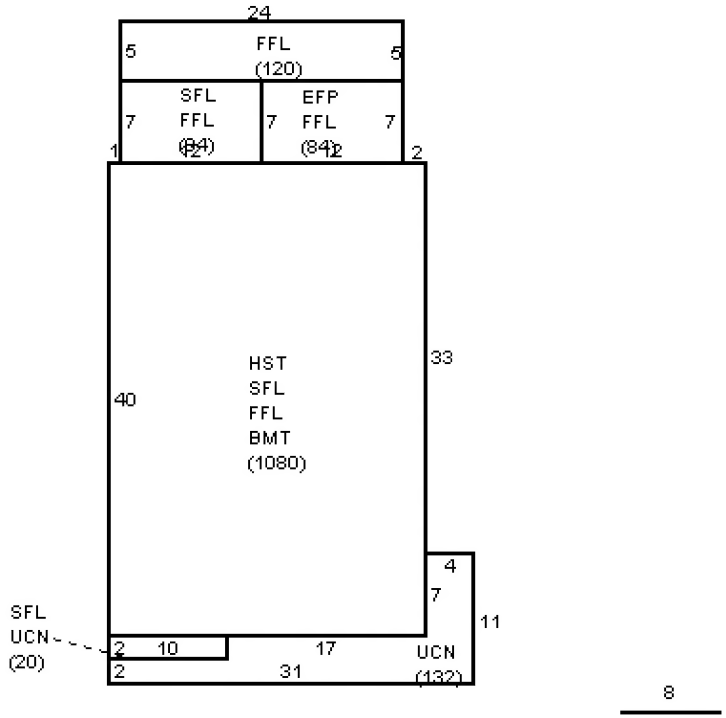
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	116.98
Special Features:	0	Val/Su Net:	75.23
Final Total:	331600	Val/Su SzAd	107.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,368	116.980	160,022
SFL	Second Floor	1,164	116.980	136,159
BMT	Basement	1,080	35.090	37,900
HST	Half Story	540	116.980	63,167
UCN	Canopy	152	16.170	2,458
EFP	Enclos Porch	84	58.740	4,935
SFL	Second Floor	20	116.970	2,340
	Net Sketched Area:	4,408	Total:	406,981
Size Ad	3092	Gross Area	4948	FinArea 3092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	100	A	1

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

042.0-0007-0001.A

IMAGE

AssessPro Patriot Properties, Inc